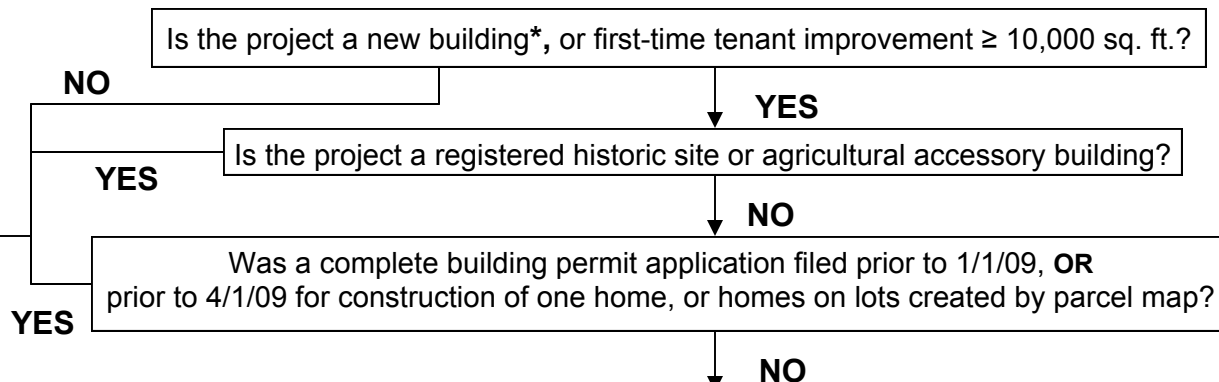


LOS ANGELES COUNTY GREEN BUILDING REQUIREMENTS



Disclaimer– This is only a summary. Review the ordinance for more information.

Exempt from Green Building

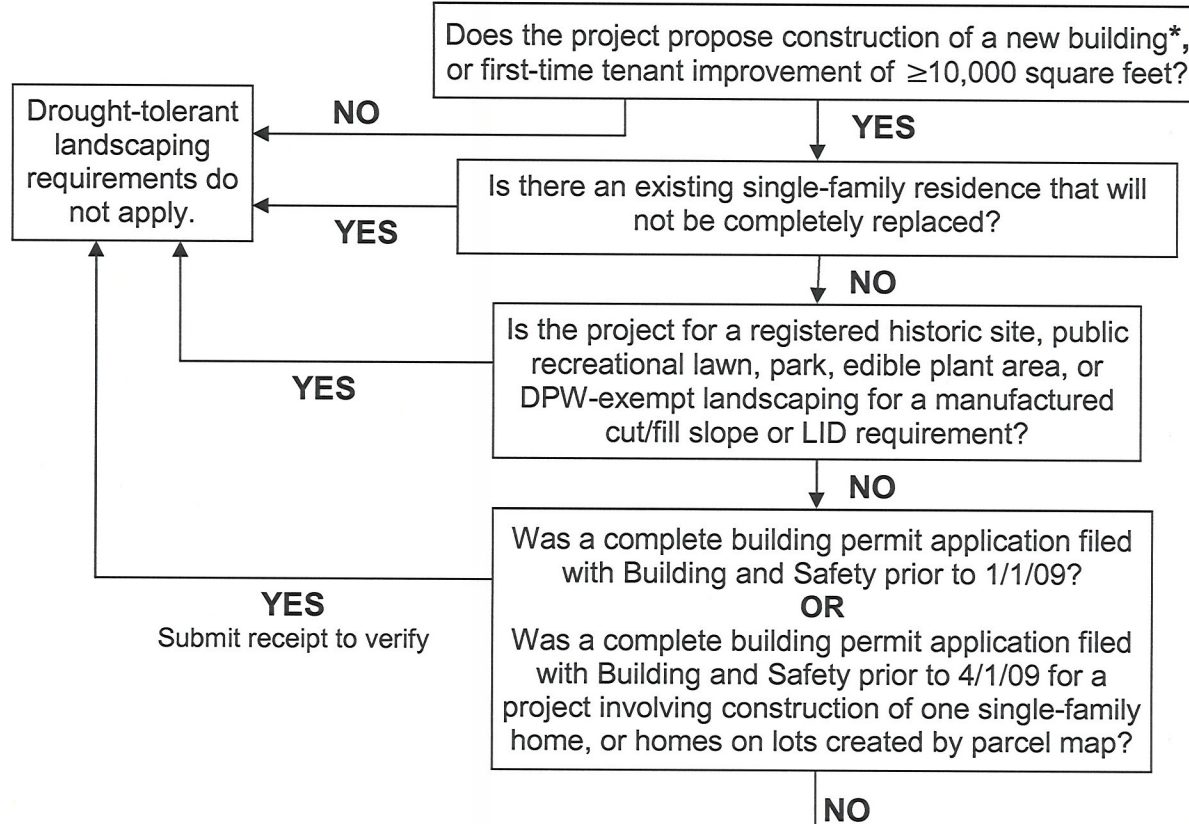


* A new building is a structure with a roof supported by columns/walls but:

- It does not mean remodels/conversions of or additions to an existing legally constructed building, unless the additions create new units, or second units.
- If reconstruction of a legal building exceeds 50% of it's market value, it is subject to these requirements.

Project Type	Building permit filed between 1/1/09 to 1/1/10	Building permit filed 1/1/10 on
Residential < 5 units	<ul style="list-style-type: none"> • 15% more energy efficient than Title 24 2005 CA Energy Efficiency Standards • Recycle/reuse ≥ 50% of non-hazardous construction/demolition debris by weight • Install smart irrigation controller • For single-family & duplex, plant two 15-gallon trees (1 drought-tolerant). For multi-family, plant one 15-gallon tree per 5,000 sq ft developed area (50% drought-tolerant). Existing trees (any species) ≥ 6" diameter count toward required tree planting. 	← Refer to requirements for building permits filed between 1/1/2009 and 1/1/2010
Residential ≥ 5 units	<ul style="list-style-type: none"> • 15% more energy efficient than Title 24 2005 CA Energy Efficiency Standards • Recycle/reuse ≥ 65% of non-hazardous construction/demolition debris by weight • Install smart irrigation controller • For single-family & duplex, plant two 15-gallon trees (1 drought-tolerant). For multi-family, plant one 15-gallon tree per 5,000 sq ft developed area (50% drought-tolerant). Existing trees (any species) ≥ 6" diameter count toward required tree planting. • Install high-efficiency toilets 	LEED, Green Point Rated or California Green Builder certification or equivalent
Non-residential, hotels/motels, lodging houses, or mixed-use, with < 10,000 sq. ft. floor area	<ul style="list-style-type: none"> • 15% more energy efficient than Title 24 2005 CA Energy Efficiency Standards • Recycle/reuse ≥ 50% of non-hazardous construction/demolition debris by weight • Install smart irrigation controller • Plant three 15-gallon trees per 10,000 sq ft developed area (65% drought-tolerant). Existing trees (any species) ≥ 6" diameter count toward required tree planting. 	← Refer to requirements for building permits filed between 1/1/2009 and 1/1/2010
Non-residential, hotels/motels, lodging houses, or mixed-use, ≥ 10,000 sq. ft. floor area and < 25,000 sq. ft.	<ul style="list-style-type: none"> • 15% more energy efficient than Title 24 2005 CA Energy Efficiency Standards • Recycle/reuse ≥ 65% of non-hazardous construction/demolition debris by weight • Install smart irrigation controller • Plant three 15-gallon trees per 10,000 sq ft developed area (65% drought-tolerant). Existing trees (any species) ≥ 6" diameter count toward required tree planting. • Install high-efficiency toilets 	LEED certification equivalent
Non-residential, lodging houses, or mixed use, ≥ 25,000 sq. ft.	Refer to requirements for non-residential, hotels/motels, lodging houses, or mixed-use, ≥ 10,000 sq. ft. floor area and < 25,000 sq. ft.	LEED silver certification equivalent
High-rise building > 75 feet in height	Refer to requirements for non-residential, hotels/motels, lodging houses, or mixed-use, ≥ 10,000 sq. ft. floor area and < 25,000 sq. ft.	LEED silver certification equivalent

LOS ANGELES COUNTY DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS



Disclaimer– This is only a summary. Please review the ordinance for additional information on exemptions, modifications, and procedures.

** A new building means a structure with a roof supported by columns/ walls, however:*

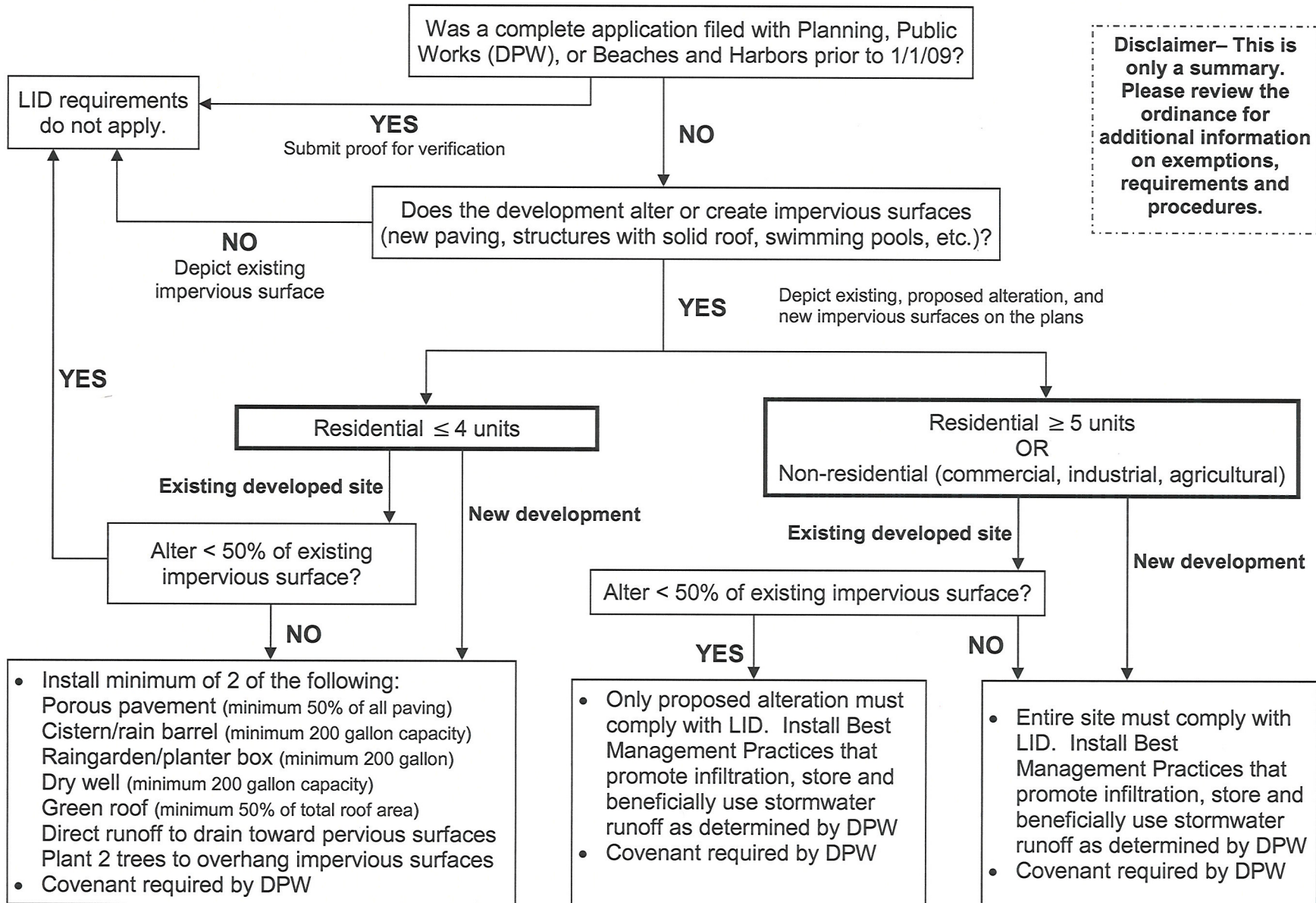
- It does not mean remodels/ conversions of or additions to an existing legally constructed building, unless the additions create new residential/non-residential units, or second units.
- If reconstruction of a damaged or partially destroyed existing legal building exceeds 50% of the building's total market value, it is subject to these requirements.

- Single-family Residential**
- Minimum 75% of landscaping in front of the residence must be drought-tolerant
 - Grass/turf:
 - Maximum 25% of all landscaping
 - Maximum total 5,000 square feet area
 - Must be water-efficient
 - Minimum 5 feet width
 - Group plants with similar watering needs
 - Covenant required by DRP

- Residential (not single-family)**
- Minimum 75% of all landscaping must be drought-tolerant
 - Grass/turf:
 - Maximum 25% of all landscaping
 - Maximum total 5,000 square feet area
 - Must be water-efficient
 - Minimum 5 feet width
 - Group plants with similar watering needs
 - Covenant required by DRP

- Non-residential (commercial, industrial, agricultural)**
- Minimum 75% of all landscaping must be drought-tolerant
 - Grass/turf:
 - Maximum 25% of all landscaping
 - Maximum total 5,000 square feet area
 - Must be water-efficient
 - Minimum 5 feet width
 - Group plants with similar watering needs
 - Covenant required by DRP

LOS ANGELES COUNTY LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS



Green Building Program Checklist

Please review carefully and sign your initials to acknowledge that you understand each requirement.

☐

Green Building Requirements, Chapter 22.52, Part 20 (as applicable)

☐

Tree Planting

Depict on the site plan the location of the required trees to be planted (Section 22.52.2130.C.5). If the property currently has mature trees, as defined in Section 22.52.2110.M, these trees must be depicted on the site plan and shall constitute compliance with this requirement.

☐

Smart Irrigation Controller (Section 22.52.2130.C.2.a)

Note on the plans that a smart irrigation controller shall be installed for all landscaping.

☐

Energy Conservation

Note on the plans that the project shall be designed to achieve at least 15% more energy efficiency than the 2005 California Energy Efficiency Standards, Title 24, Part 6 (Section 22.52.2130.C.1).

☐

Resource Conservation

Note on the plans that the project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris (Section 22.52.2130.C.4) and in compliance with requirements set forth by the Department of Public Works, Environmental Programs Division.

☐

Indoor Water Conservation (Non-residential with floor area > 10,000 sq. ft. or residential ≥ 5 units)

Note on the plans that the project shall comply with the requirement that tank-type toilets be high-efficiency toilets (maximum 1.28 gallons/flush) (Section 22.52.2130.C.3).

☐

Drought-Tolerant Landscaping Requirements, Chapter 22.52, Part 21 (as applicable)

☐

Landscaping (Section 22.52.2230.A, B)

Depict all landscaping (existing and proposed) on the site plan. Include a table with the total landscaped area and percent of drought-tolerant landscaping to verify compliance with the minimum 75% drought-tolerant landscaping (for single-family residences, minimum 75% drought-tolerant landscaping in front of the residence only). Drought-tolerant plants must be selected from the County's "Drought-tolerant plant list." Also, group plants with similar watering needs (hydrozones).

☐

Grass/Turf (Section 22.52.2230.A, B)

Depict all grass/turf (existing and proposed) on the site plan. Include a table with the area and percent of grass/turf to verify compliance with the maximum 25% of total landscaping and maximum 5000 square feet area. Grass/turf must be at least five feet in width and must be water-efficient.

☐

Covenant (Section 22.52.2250)

The property owner must sign, notarize and record a covenant requiring compliance with the Drought-Tolerant Landscaping ordinance.

☐

Low Impact Development (LID) Requirements, Chapter 22.52, Part 22 (as applicable)

☐

Impervious Surface Areas

Depict on the site plan any alteration of existing impervious surface area and/or creation of new impervious surface area. This includes any paving, solid roofed structures, swimming pools, etc.

☐

Best Management Practices (BMPs)

Note on the plans that LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's "Low Impact Development Standards Manual," unless modified or waived by DPW. For residential projects ≤ 4 units, identify at least two of the following LID BMPs on the site plan: Porous pavement, cistern/rain barrel, raingarden/planter box, dry well, green roof, direct runoff to drain toward pervious surfaces, or plant two trees to overhang impervious surfaces.

GREEN BUILDING PROGRAM TABLE- To be completed by applicant

Green Building Requirements
❖ A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to January 1, 2009 is exempt. For construction of a single family residence, or homes on lots created by a parcel map, the deadline is extended to April 1, 2009 .
Number of trees required/provided:
Location of trees per green building requirements shall be approved as depicted on the plans unless waived or modified by DPW.
Unless waived/modified by DPW, the project shall comply with the energy efficiency, resource and water conservation provisions of the Green Building ordinance per DPW review.
Drought-Tolerant Landscaping Requirements
❖ A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to January 1, 2009 is exempt. For construction of a single family residence, or homes on lots created by a parcel map, the deadline is extended to April 1, 2009 .
Is landscaping required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is landscaping proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If you check yes for either question, complete the landscaping information below. • If you check no for both questions, skip to the next section- Green Building. Please be aware that if landscaping is proposed in the future, a new site plan review and applicable fees must be filed to ensure compliance with the Drought –Tolerant Landscaping Ordinance, Chapter 22.52, Part 21
Required landscaping (sq. ft.) (if applicable):
Total landscaping (sq. ft.):
Percent of total landscaping to be drought tolerant:
Total grass/turf area (sq. ft):
Percent of total landscaping to be grass/turf:
Grass/turf width must be minimum 5 feet and grass/turf must be water efficient.
Plants shall be grouped in hydrozones (with similar water and sun needs)
Drought-tolerant landscaping requirements may be modified with a yard modification application.
Low Impact Development (LID) Requirements
❖ Any development where a complete permit application was filed with the County Departments of Regional Planning, Public Works (DPW), or Beaches and Harbors prior to January 1, 2009 shall be exempt from the requirements.
EXISTING impervious surface areas (sq. ft.):
NEW impervious surface area (sq. ft):
For residential projects ≤ 4 units, install at least two of the following (check at least two):
<input type="checkbox"/> Porous pavement (minimum 50% of all paving)
<input type="checkbox"/> Cistern/rain barrel (minimum 200 gallon capacity)
<input type="checkbox"/> Raingarden/planter box (minimum 200 gallon capacity)
<input type="checkbox"/> Dry well (minimum 200 gallon capacity)
<input type="checkbox"/> Green roof (minimum 50% of total roof area)
<input type="checkbox"/> Direct runoff to drain toward pervious surfaces
<input type="checkbox"/> Plant 2 trees to overhang impervious surfaces
Unless waived/modified by DPW, the development shall comply with LID per DPW review.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL

Name:
Street Address:
City:
State:
Zip:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the unincorporated portion of the County of Los Angeles, State of California:

Legal Description (or see attached Exhibit "A") _____

This property is located at _____, California,
(street address)
in the County of Los Angeles.

We agree that all landscaping on the property shall be maintained in accordance with Part 21 of Chapter 22.52 of Title 22 of the Los Angeles County Code, the Drought-tolerant Landscaping Ordinance, unless modified or waived by the Los Angeles County Department or Regional Planning or Department of Public Works.

This covenant and agreement shall run with all of the above described lands and shall be binding upon ourselves, future owners, encumbrancers, their successors, heirs or assignees until such time as this covenant is released by the authority of the Director of Planning of the County of Los Angeles upon submittal of a request, applicable fees and evidence that this covenant and agreement is no longer required by law.

Executed this _____ day of _____, 20_____, under penalty of perjury of the laws of the State of California.

Signature (owner): _____ Print: _____

Signature (owner): _____ Print: _____

Signature (owner): _____ Print: _____

(Notary seal to be attached)